

State of Minnesota**District Court**

County

Judicial District: _____

Court File Number: _____

Case Type: Housing

Plaintiff (Landlord)

Address

VS.

**Eviction Action Answer
(Minn. Stat. § 504B.335)**

Defendant(s) (Tenant(s))

Address

Tenant's Date of Birth: _____
(If known)

My name is _____. I understand that I am under oath and that I must tell the truth:

1. I am the Defendant in this case.

2. **Receipt of Court Papers** (check one):

- ☐ a. At least seven days before the date of the court hearing someone other than the Plaintiff hand-delivered to me the Summons and Complaint for Eviction.
- ☐ b. At least seven days before the date of the court hearing someone other than the Plaintiff hand-delivered the Summons and Complaint for Eviction to _____, an adult who lives with me.
- ☐ c. The Summons and Eviction Complaint were not delivered to me or to a person of suitable age and discretion living with me or mailed to me at least seven (7) days before the court hearing.
- ☐ d. The Summons and Eviction Complaint were given to the following person who does not live with me: _____.
- ☐ e. The Summons and Eviction Complaint were given to a child whose name is _____ and who is _____ years of age and who is not of suitable age and discretion to receive service.
- ☐ f. I received the Summons and Complaint in the mail at my residence at least seven days before the court hearing.
- ☐ g. The Summons and Complaint were posted in a conspicuous place on the property at least seven days before the hearing.

3. **Military Service** (check one):

I ☐ am ☐ am not now an active duty member of the armed forces of the United States.

4. **Name and Address of Building Manager and Owner** (Check one):

- ☐ a. Plaintiff (Landlord) gave me the name and street address of the property owner AND the person authorized to manage the property, OR the name and street address of the agent authorized to collect rent, accept service of process, and receive and give receipt for notices and demands, in the rental agreement or otherwise in writing, or by posting the information in a conspicuous place on the property.
- ☐ b. I knew the name and street address of the property owner or property manager or person authorized to accept rent or service of process at least 30 days before the date of the hearing.
- ☐ c. I did not know the name and street address of the property owner or property manager or person authorized to accept rent or service of process at least 30 days before the date of the hearing.

FOR QUESTIONS 5 - 10, CHECK OFF ONLY THOSE THAT ARE TRUE:

- ☐ 5. Plaintiff says that I owe rent in the total amount of \$_____. I believe Plaintiff is wrong because:

- ☐ 6. Plaintiff says that I did not move out after receiving proper notice. I believe Plaintiff is wrong because:

- ☐ 7. Plaintiff says the rental agreement has expired. I believe Plaintiff is wrong because the rental agreement does not expire until the following date: _____. I have attached a copy of the rental agreement.

- ☐ 8. Plaintiff says I have broken the lease. I believe Plaintiff is wrong because:

- ☐ 9. My apartment has the following repair problems, which I have told my landlord about, but which my landlord has not fixed:

- ☐ 10. I believe that my landlord should not be able to evict me because:

11. If I have to move, allow me seven days to move because (tell the court why it would be a substantial hardship for you to move immediately) _____

12. **Verification and Acknowledgements:**

- a. I have read this document. To the best of my knowledge, information, and belief the information contained in this document is well grounded in fact and is warranted by existing law.
- b. I have not been determined by any court in Minnesota or in any other State to be a frivolous litigant and I am not the subject of an Order precluding me from serving or filing this document.
- c. I am not serving or filing this document for any improper purpose, such as to harass the other party or to cause delay or needless increase in the cost of litigation or to commit a fraud on the court.
- d. I understand that if I am not telling the truth or if I am misleading the court or if I am serving or filing this document for an improper purpose, the court can order me to pay money to the other party, including the reasonable expenses incurred by the other party because of the serving or filing this document, court costs, and reasonable attorney fees.

Signature of Defendant (s) – attached additional sheets if multiple defendants

(Sign only in presence of notary public or court deputy)

Subscribed and sworn to before me

_____, _____

Notary Public/Deputy Court Administrator

Street Address: _____

City/State/Zip: _____

Telephone: _____